

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 7, 2004**

**UNAPPROVED
5/20/04**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank de la Fe, Hunter Mill District
Suzanne F. Harsel, Braddock District
Nancy Hopkins, Dranesville District
Ronald W. Koch, Sully District
Kenneth Lawrence, Providence District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District

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The meeting was called to order at 8:17 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Lusk MOVED TO DEFER THE PUBLIC HEARING ON SE 2003-LE-031, SE 2003-LE-028, AND SE 2003-LE-029, SILVIO DIANA, TO A DATE CERTAIN OF MAY 6, 2004.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall and Harsel absent from the meeting.

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Commissioner Byers MOVED TO DEFER THE PUBLIC HEARING ON RZ/FDP 2003-MV-060, D. R. HORTON, TO A DATE CERTAIN OF JUNE 3, 2004.

Commissioners Koch and Lusk seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioners Hall and Harsel absent from the meeting.

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Commissioner Koch MOVED TO DEFER THE PUBLIC HEARING ON SEA 94-Y-038-03, ROBERT M. ROSENTHAL, TO A DATE CERTAIN OF MAY 26, 2004.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall and Harsel absent from the meeting.

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Commissioner Wilson announced the following schedule for items related to the proposed amendments to the Zoning Ordinance, Subdivision Ordinance, and Public Facilities Manual on cluster subdivisions:

Planning Commission Workshop: April 21, 2004, after the scheduled applications
Planning Commission Public Hearing: April 22, 2004
Citizen Workshop: May 3, 2004, Conference Center Rooms 2 and 3, at 7:00 p.m.
Planning Commission Decision: May 13, 2004 or May 20, 2004
Board of Supervisors Pubic Hearing: May 24, 2004

She noted that the proposed amendments were complex and requested that Commissioners review the staff report and send any questions they would like answered by staff to Barbara Lippa, Executive Director of the Planning Commission, on or before April 14, 2004. She said her draft recommendations would be available on May 3, 2004. Commissioner Wilson also noted that information on these amendments was available on the Department of Planning and Zoning's website.

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FAIRFAX CORNER ARCHITECTURAL ELEVATIONS (FDPA 87-S-039-09), Springfield District

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION FIND THAT THE ARCHITECTURAL RENDERINGS CONTAINED IN THE PAMPHLET SUBMITTED ON MARCH 19, 2004 ARE IN CONFORMANCE WITH CONDITION 9 OF FDPA 87-S-039-09 WHICH WAS ADOPTED BY THE PLANNING COMMISSION ON JUNE 20, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Lusk not present for the vote; Commissioners Hall and Harsel absent from the meeting.

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FDP 2003-PR-008 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC. (Decision Only)
(The public hearing on this application was held on March 4, 2004. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-PR-008 ASSOCIATED WITH THE REZONING APPLICATION WHICH WAS APPROVED BY THE BOARD OF SUPERVISORS ON MARCH 15, 2004.

Commissioner Lusk seconded the motion which carried by a vote of 7-0-2 with Commissioners Murphy and Wilson abstaining; Commissioner Alcorn not present for the vote; Commissioners Hall and Harsel absent from the meeting.

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A 2003-MV-049 - WILLIAM P. AND MARY O. OEHRLEIN

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF ZONING APPEALS THAT IT UPHOLD THE ZONING ADMINISTRATOR'S DETERMINATION IN A 2003-MV-049, WILLIAM AND MARY OEHRLEIN, THAT TALBERT ROAD DOES NOT MEET THE DEFINITION OF "STREET," AS SET FORTH IN FAIRFAX COUNTY ZONING ORDINANCE AND AS SUCH, LOT WIDTH CANNOT BE MEASURED ALONG TALBERT ROAD FOR LOTS 2 THROUGH 5 OF THE PROPOSED GILES RUN SUBDIVISION, AND THAT THE ODD-SHAPED CONFIGURATION OF LOTS 2 THROUGH 5 ARE NOT IN KEEPING WITH THE PURPOSE OR INTENT OF THE ZONING ORDINANCE TO PROVIDE FOR ORDERLY AND CONTROLLED DEVELOPMENT, AS STATED IN THE STAFF REPORT DATED JANUARY 26, 2004.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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RZ/FDP 2003-DR-031 - WINCHESTER HOMES, INC. (Decision Only)

(The public hearing on these applications was held on March 18, 2004. A complete verbatim transcript of the decisions made is in the date file.)

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-DR-031 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE WHICH ARE NOW DATED APRIL 5, 2004.

Commissioners de la Fe and Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hall and Harsel absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hall and Harsel absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE WESTERN PROPERTY LINE IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hall and Harsel absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-DR-031, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED MARCH 12, 2004 AND SUBJECT TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-DR-031 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioners de la Fe and Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hall and Harsel absent from the meeting.

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ORDER OF THE AGENDA

In the absence of Secretary Harsel, Chairman Murphy set the following order for the agenda items:

1. RZ 2003-SU-057 - CONTINENTAL-PACKAGING ASSOCIATES, LP & CAFFERTY LAFAYETTE LC
2. SE 2003-PR-038 AND 2232-P04-1 - ROBERT J. ETRIS, CITY OF FALLS CHURCH, DEPARTMENT OF ENVIRONMENTAL SERVICES
3. 2232-S04-3 - DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

This order was accepted without objection.

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RZ 2003-SU-057 - CONTINENTAL-PACKAGING ASSOCIATES, LP & CAFFERTY LAFAYETTE L.C. - Appl. to rezone from I-3 and WS to I-4 and WS to permit industrial development (warehouse, office uses) with an overall Floor Area Ratio (FAR) of 0.29. Located in the S.W. quadrant of Lafayette Center Dr. and Pleasant Valley Rd. on approx. 10.46 ac. of land. Comp. Plan Rec: Mixed Use up to 0.35 FAR. Tax Map 33-2 ((4)) 6 and 9. SULLY DISTRICT. PUBLIC HEARING.

John B. Connor, Esquire, 1033 N. Fairfax Street, Alexandria, reaffirmed the affidavit dated March 23, 2004. There were no disclosures by Commission members.

Commissioner Koch asked Chairman Murphy to ascertain whether or not there was anyone present who wished to address this application. Receiving no response, Chairman Murphy waived the presentations by the applicant and staff, closed the public hearing, and recognized Commissioner Koch for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-SU-057, SUBJECT TO THE PROFFERS DATED MARCH 23, 2004.

Commissioners Byers and Wilson seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS AT THE WEST AND SOUTH PROPERTY LINES AS SHOWN ON THE GDP.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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SE 2003-PR-038 - ROBERT J. ETRIS, CITY OF FALLS CHURCH,
DEPARTMENT OF ENVIRONMENTAL SERVICES - Appl. under Sect. 3-104 of the Zoning Ordinance to permit improvements to an existing water pumping facility. Located at 1851 Dolley Madison Blvd. on approx. 2,228 sq. ft. of land zoned R-1 and HC. Tax Map 29-4 ((1)) 34A. (Concurrent with 2232-P04-1.) PROVIDENCE DISTRICT.

2232-P04-1 - ROBERT J. ETRIS, CITY OF FALLS CHURCH,
DEPARTMENT OF ENVIRONMENTAL SERVICES - Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit improvements to an existing water pumping facility. Located at 1851 Dolley Madison Blvd. on approx. 2,228 sq. ft. of land zoned R-1 and HC. Tax Map 29-4 ((1)) 34A. (Concurrent with SE 2003-PR-038.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Robert Etris, Department of Environmental Services, City of Falls Church, 300 Park Avenue, Falls Church, reaffirmed the affidavit dated September 3, 2003. There were no disclosures by Commission members.

Lindsay Shulenberger, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended the Planning Commission find the applications to be substantially in accord with the provisions of the Comprehensive Plan.

Ms. Shulenberger and Mr. Etris responded to questions from Commissioners de la Fe and Byers concerning the impact that the future widening of I-495 and the extension of the Metro Silver Line could have on the water pumping facility.

Mr. Etris explained that the proposed facility would replace a 32 year old water pumping station and serve as the primary source of water for a new storage tank. He noted that the new facility should satisfy the needs of the Tysons Corner area served by the City of Falls Church for the next 25 years. He pointed out that the pumping station would be installed underground to minimize the visual impact as well as address security concerns.

In response to a question from Chairman Murphy, Mr. Etris said that the new water tank would improve the long-standing water pressure problems in the Tysons Corner area.

Chairman Murphy called for speakers from the audience, but received no response. He noted that rebuttal was not necessary. The Commission had no questions or comments and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Lawrence for action on these applications. (A verbatim transcript is in the date file.)

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION FIND THAT THE IMPROVEMENTS TO THE EXISTING SCOTTS RUN PUMPING STATION PROPOSED UNDER 2232-P04-1 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA* AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2003-PR-038, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 25, 2004.

Commissioners Byers and Lusk seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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Since the next case was in the Springfield District, Chairman Murphy relinquished the Chair to Vice Chairman Byers.

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2232-S04-3 - DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES - Appl. under Sects. 15.2-2204 and 15.2-2232, of the *Code of Virginia* as amended, the Fairfax County Dept. of Public Works and Environmental Services to establish new County and State public safety and transportation facilities at 4726 / 4800 West Ox Rd., Fairfax. Proposed facilities include a public safety operations center for County and State communications functions and a County police forensics facility, a 199-ft. tall monopole for future telecommunications antennas, a VDOT regional headquarters facility with shared child care center and State Police administrative offices, a bus operations and maintenance facility, and parking facilities. Tax Maps 55-2 ((1)) 4, 4A; 55-4 ((1)) 17A; 56-1 ((1)) 3, 3A, 3B. SPRINGFIELD DISTRICT. PUBLIC HEARING.

David Jillson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended the Planning Commission find the application to be substantially in accord with the provisions of the Comprehensive Plan.

Hossein Malayeri, Project Manager, Building Design Branch, Department of Public Works and Environmental Services, explained that the following facilities would be located on the property:

- Public Safety Operations Center for County and State communications' functions
- County Public Safety Operations Center/Forensics facility
- Virginia Department of Transportation regional headquarters facility
- State Police administrative offices
- Fairfax bus operations and maintenance facility.

He explained that the proposal, part of the master planning process, was the result of a partnership between the Commonwealth and the County to improve land use efficiency and to enhance the ability to respond to emergency situations.

Mr. Malayeri responded to questions from Vice Chairman Byers about the possible demolition of the Massey building; from Commissioner de la Fe about the bus operations and maintenance

facility; and from Commissioner Lawrence about increasing the use of buses and the traffic impact of the facility.

Mr. Malayeri and Mr. Jillson responded to questions from Commissioners Wilson, Murphy, and de la Fe about the telecommunications facility and landscaping along West Ox Road.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted rebuttal was not necessary. There were no further comments of questions from the Commission and staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Murphy for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION FIND 2232-S04-3 IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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Chairman Murphy resumed the Chair.

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The meeting was adjourned at 10:01 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on:

Clerk to the Fairfax County
Planning Commission